

Department of Veterans Affairs Anticipated Major Lease Procurements

The following is a listing of VA's pending major lease acquisitions. You can get more information about these procurements by contacting the project manager listed below or emailing RPS@va.gov. This listing is updated quarterly.

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Anderson, SC

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 57,300
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: John.Blake@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. The OPC will address access and capacity issues for primary care and mental health services. The project will also provide specialty and mental health care through the Mental Health Uniform Services Initiative for patients from the Greenville and Spartanburg CBOCs.

Atlanta, GA

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 53,900
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: Samuel.Perminter@va.gov

Project Description: Once begun, this new clinic will follow a two-step acquisition process. This OPC will relocate a portion of specialty care services that can operate independently of the Atlanta VAMC and will accommodate primary care, women's wellness, ophthalmology, dermatology, and podiatry services as well as adequate parking for staff and Veterans.

Bakersfield, CA

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 30,100
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q2
- Occupancy: FY13 Q2
- Project Manager's E-mail: Timothy.Ethier@va.gov

Project Description: Once begun, this OPC will replace the current OPC located in Bakersfield, CA. The new clinic will include expanded primary care and mental health services, and will add a comprehensive array of specialty care clinics to serve the Veterans in the Kern County area.

Binghamton, NY

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 24,888
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q3
- Lease Award: FY11 Q1
- Occupancy: FY11 Q1
- Project Manager's E-mail: Patrick.Villaloboz@va.gov

Project Description: This new facility will replace a clinic in the same locale and will provide expanded primary care. A one step procurement is being conducted. The market survey was held in October 2009.

Birmingham, AL

- Project Title: Annex Clinic and Parking Garage
- Net Usable Square Footage: 50,500
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1FY10 Q4
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4Project Manager's E-mail: Hitchings.Hong@va.gov

Project Description: Once begun, this space procurement will follow a two-step process. The clinic will provide primary care, specialty care, mental health, ancillary/diagnostic outpatient services and a parking structure of 2,300 spaces for patient, visitor and staff parking. This project will assume current workload and services provided in space leased from the Children's Hospital in Birmingham.

Butler, PA

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 180,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q3
- Occupancy: FY13 Q3
- Project Manager's E-mail: Christine.Richard@va.gov

Project Description: This project is following a two-step acquisition process. Outpatient services will be relocated from the Butler VAMC to a leased build-to-suit HCC in the vicinity of Butler, PA. The new HCC will expand Butler's outpatient space to meet increased Veteran demand. This project will provide timely access to state-of-the-art primary care, specialty care, mental health and ancillary diagnostic services.

Charlotte, NC

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 295,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: John.Blake@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. This HCC will expand outpatient specialty services and better serve the needs of Veterans and their families. Outpatient services provided at the Charlotte HCC will include specialty medical and surgical services and various outpatient mental health programs. The existing Charlotte CBOC will continue to provide a wide array of outpatient services.

Colorado Springs, CO

Project Title: Outpatient Clinic (OPC)

- Net Usable Square Footage: 78,000
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q3
- Occupancy: FY13 Q3
- Project Manager's E-mail: Patrick.Villaloboz@va.gov

Project Description: This new facility will provide primary and specialty care, mental health services, day surgery, and ancillary diagnostic services for Veterans in the Eastern Rockies area. A preliminary market study will be conducted to determine if a one-step or a two-step procurement best fits the project.

Eugene, OR

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 65,438
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q3
- Occupancy: FY13 Q3
- Project Manager's E-mail: Kelli.Woodard@va.gov

Project Description: This new facility will replace an existing clinic in the same vicinity. It will provide primary and specialty care as well as ancillary diagnostic and mental health services. A one step procurement will be conducted. The market survey was held in March 2010.

Fayetteville, NC

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 236,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: Jessica.Kaplan@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. This HCC will consolidate primary care and specialty care clinics to better meet the needs of Veterans. The HCC will also house ancillary and diagnostic services in support of the primary care and specialty care clinics.

Grand Rapids, MI

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 97,312
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q3
- Lease Award: FY11 Q1
- Occupancy: FY13 Q2
- Project Manager's E-mail: Terry.White@va.gov

Project Description: This new facility will replace a clinic in the same locale. The OPC will provide expanded primary and specialty care, mental health and laboratory services, and radiology. This build-to-suit lease procurement is following a two-step acquisition process. An advertisement for suitable sites was posted in FedBizOpps in December 2008. The site due diligence and solicitation development are under way.

Green Bay, WI

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 158,000
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q3
- Lease Award: FY11 Q2
- Occupancy: FY13 Q3
- Project Manager's E-mail: Jacqueline.Post@va.gov

Project Description: This new facility will house ambulatory surgery, diagnostics, primary and specialty care, and mental health services. This build-to-suit lease procurement is following a two-step acquisition process. An advertisement for sites was placed in FedBizOpps in July 2009. Due diligence on the site and solicitation development are underway.

Greenville, NC

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 106,614
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q2
- Occupancy: FY13 Q2
- Project Manager's E-mail: Terry.White@va.gov

Project Description: This new facility will replace the existing clinic. The new clinic will house specialty outpatient care, a dialysis center, and ambulatory surgery capabilities in addition to the services provided by the existing clinic. This build-to-suit lease procurement is following a two-step acquisition process. A market survey was held in August 2009. Due diligence on the site and solicitation development is under way.

Greenville, SC

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 45,860
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q3
- Lease Award: FY11 Q1
- Occupancy: FY12 Q1
- Project Manager's E-mail: Terry.White@va.gov

Project Description: This new facility will replace the existing clinic. The new clinic will expand primary and specialty care, as well as mental health services. This build-to-suit lease procurement is following a one-step acquisition process. A market survey of sites offered in response to an advertisement in FedBizOpps in June 2009 was conducted. Solicitation development is under way.

Hinesville, GA

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 23,348
- Estimated Lease Term: 20 years
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q1
- Occupancy: FY13 Q1
- Project Manager's E-mail: Amanda.Weohner@va.gov

Project Description: This new facility will house primary care and mental health services. This lease procurement is following a two-step acquisition process. A market survey was held in December 2009. Due diligence on the site and solicitation development will begin in January.

Huntsville, AL

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 47,800
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: Terry.White@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. The OPC will provide primary care, specialty care, mental health, and diagnostic outpatient services to assist in serving Birmingham area Veterans. This project will allow the consolidation of two current leases – a smaller CBOC in Huntsville and a CBOC in Decatur.

Jacksonville, FL

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 82,509
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: 3/5/10
- Lease Award: FY11 Q2
- Occupancy: FY12 Q1
- Project Manager's E-mail: Christine.Richard@va.gov

Project Description: This new facility will replace the existing clinic. This build-to-suit lease procurement is following a two-step acquisition process. The Solicitation for Offers was issued on March 5, 2010 with initial offers due on April 16, 2010.

Johnson City, KS

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 44,400
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4Project Manager's E-mail: Edward.Swift@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. The CBOC will provide comprehensive outpatient services including dental, medical sub-specialty, primary care, women's health, outpatient surgery and mental health. The CBOC will reduce travel time for Johnson City Veterans that currently have to travel to the Kansas City VAMC for services.

Lawrenceville, GA

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 13,390
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q3
- Lease Award: FY11 Q1
- Occupancy: FY11 Q4
- Project Manager's E-mail: Edward.Swift@va.gov

Project Description: This new facility will replace and expand services provided by an existing clinic which provides primary, specialty, and mental health services. The solicitation is under development.

Lewiston/Auburn, ME

- Project Title: Community-Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 28,982
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: 3/5/10
- Lease Award: FY10 Q4
- Occupancy: FY12 Q1
- Project Manager's E-mail: Samuel.Perminter@va.gov

Project Description: This new facility provide primary care, specialty care and mental health services. This build-to-suit lease procurement is following a two-step acquisition process. The Solicitation for Offers was issued on March 5, 2010 with initial offers due on April 20, 2010.

Loma Linda, CA

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 271,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: Kelli.Woodard@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. The proposed HCC would house dialysis, nephrology, oncology, prosthetics, as well as elements of primary care, dental, mental health, women's health and various other services.

Mansfield, OH

- Project Title: Community-Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 27,500
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: 3/1/10
- Lease Award: FY10 Q4
- Occupancy: FY11 Q4
- Project Manager's E-mail: Terry.White@va.gov

Project Description: This new facility will replace and expand services provided by the existing clinic. The services include primary care, physical therapy, a stand alone pharmacy, an optical shop, and mental health services. This procurement will follow a one-step acquisition process. The Solicitation for Offers was issued on March 1, 2010 with initial offers due on April 16, 2010.

McAllen, TX

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 51,675
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q1
- Occupancy: FY12 Q4
- Project Manager's E-mail: Gary.Rothfeld@va.gov

Project Description: This new facility will replace the existing clinic in the same area. This replacement facility will provide primary and specialty care as well as mental health services. A two step procurement will be used. The market survey is scheduled for April 2010

Mesa, AZ

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 60,000
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q3
- Lease Award: FY11 Q1
- Occupancy: FY12 Q2
- Project Manager's E-mail: Terry.White@va.gov

Project Description: This new facility will replace the existing clinic in the same area. This replacement facility will provide primary and specialty care as well as mental health services. This procurement will use a one step process. A market survey is anticipated in April 2010.

Monterey, CA

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 99,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: Samuel.Perminter@va.gov

Project Description: This project is following a two-step acquisition process. The HCC will enhance existing outpatient services in the Monterey County region by expanding primary care, specialty care and mental health services. Laboratory, radiology and pharmacy services will also be available within the proposed HCC.

Montgomery, AL

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 112,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q2
- Occupancy: FY13 Q2
- Project Manager's E-mail: Hitchings.Hong@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. The HCC will consolidate primary and specialty care clinics and will include integrated mental health components along with all necessary ancillary and diagnostic support services to more fully meet the needs of Veterans and their families.

Oakwood, GA

- Project Title: Community Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 16,397
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q1
- Occupancy: FY12 Q3
- Project Manager's E-mail: Edward.Swift@va.gov

Project Description: This new facility will replace the current CBOC. The additional space will be used to provide expanded primary care and mental health services. This lease procurement is following a one-step acquisition process. A market survey was held in October 2009. The solicitation is under development.

Rockford, IL

- Project Title: Community-Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 25,000
- Estimated Lease Term: 20 years
- Solicitation for Offers: 2/26/10
- Lease Award: FY10 Q4
- Occupancy: FY11 Q4
- Project Manager's E-mail: Terry.White@va.gov

Project Description: This new facility will replace the current CBOC. The new clinic will provide additional primary care and mental health services to Veterans. This lease procurement is following a one-step acquisition process. An advertisement was placed in FedBizOpps on June 3, 2009, with a market survey held in July. The Solicitation for Offers was issued on February 26, 2010 with initial offers due on April 2, 2010.

Savannah, GA

- Project Title: Community-Based Outpatient Clinic (CBOC)
- Net Usable Square Footage: 50,500
- Estimated Lease Term: 20 years firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q2
- Occupancy: FY13 Q2
- Project Manager's E-mail: Amanda.Weohner@va.gov

Project Description: The CBOC will provide primary care, mental health, specialty care, diagnostic and home based primary care services for Veterans in the Fort Stewart and Hunter Army Airfield communities. This procurement will follow the two-step acquisition process. A market survey was held in December 2009. Due diligence on the site and solicitation development will begin in January.

Tallahassee, FL

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 142,700
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY10 Q4
- Lease Award: FY11 Q2
- Occupancy: FY13 Q3
- Project Manager's E-mail: Jacqueline.Post@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. The OPC will provide expanded primary care, mental health services, and a comprehensive array of specialty care services for the Veterans in the Tallahassee area.

Tampa, FL

- Project Title: Primary Care Annex
- Net Usable Square Footage: 100,000
- Estimated Lease Term: 15 years firm
- Solicitation for Offers: FY10 Q3
- Lease Award: FY11 Q2
- Occupancy: FY13 Q1
- Project Manager's E-mail: Jacqueline.Post@va.gov

Project Description: The Annex will house primary care functions that overflow from the Tampa VAMC. This build-to-suit lease procurement is following a two-step acquisition process. An advertisement seeking sites was placed in FedBizOpps in October 2008. Due diligence and solicitation development are under way.

Tampa (Brandon), FL

- Project Title: Outpatient Clinic (OPC)
- Net Usable Square Footage: 50,000
- Estimated Lease Term: 20 years
- Solicitation for Offers: FY10 Q3
- Lease Award: February FY11 Q1
- Occupancy: FY13 Q1
- Project Manager's E-mail: Christine.Richard@va.gov

Project Description: This new facility will house specialty care programs that overflow from the Tampa VAMC. This build-to-suit lease procurement is following a two-step acquisition process. An advertisement seeking sites was placed in FedBizOpps in October 2008. Due diligence and solicitation development are underway.

Winston-Salem, NC

- Project Title: Health Care Center (HCC)
- Net Usable Square Footage: 280,000
- Estimated Lease Term: 20 Years Firm
- Solicitation for Offers: FY11 Q1
- Lease Award: FY11 Q4
- Occupancy: FY13 Q4
- Project Manager's E-mail: Patrick.Villaloboz@va.gov

Project Description: Once begun, this project will follow a two-step acquisition process. The HCC will replace the existing CBOC in Winston-Salem and will enable the consolidation of outpatient specialty services to better serve Veterans and their families. Specialty medical and surgical services will also be provided at the HCC.

Glossary

One-Step Process: A process in which VA seeks developers to offer a site and building development project combined.

Two-Step Process: A process in which VA pre-determines a site through a competitive source selection process and seeks a developer separately to bid on the development portion of the project.

Net Usable or Usable Square Feet (NUSF): Also called Departmental Gross square feet, it is that portion of rentable space that is available for the tenant's personnel, furnishings, and equipment, and includes circulation within the departmental space. Net usable space is the area for which VA will pay a square foot rate. If space is on a single tenancy floor, it is determined by computing the inside gross area by measuring between the inside finish of the permanent exterior building walls or from the face of the convectors (pipes or other wall-hung fixtures) if the convector occupies at least 50 percent of the length of exterior walls.

FedBizOpps (Federal Business Opportunities): Federal Contracting Opportunity

Website - <https://www.fbo.gov/index?cck=1&au=&ck> - Real Property is under category X.